



March Cottage, 7 Van Diemen's Lane, Bath, BA1 5TW

March Cottage, 7 Van Diemen's Lane, Bath, BA1 5TW

A welcoming family home of approximately 1,774 sq ft, filled with light, comfort, and stunning countryside views.

Entrance hallway | Cloakroom | Kitchen / dining / living room | Utility room | Sitting room | Principal bedroom with ensuite shower room | Two further double bedrooms | Bed 4 / study | Family shower room | Off-street parking | Garage | Rear mature garden |

Situation

March Cottage is well positioned for easy access to the M4 motorway and the wider motorway network, as well as for the City of Bath itself. Bath Spa Station has regular high-speed trains to London Paddington with journey times from 90 minutes.

Bath is a World Heritage City with a wealth of culture, fine architecture, and a wide range of recreational opportunities. The City is renowned for its many and varied shops and restaurants, as well as its theatre, premiership rugby team and the famous Roman Baths and Thermae Bath Spa.

There is a selection of some of Bath's finest schools within walking distance including The Royal High, Kingswood and St Stephen's Primary. Locally, you also have the Lansdown Tennis, Squash and Croquet Club. The location is quite superb and marries a rural countryside feel with the heart of the city close at hand. Bath's Park and Ride is close by with buses into the city centre every 15 minutes.

Overview

This beautifully presented home offers generous and versatile accommodation, with stunning far-reaching countryside views enjoyed from many rooms. The property combines bright living spaces, practical storage solutions, and thoughtfully designed gardens, making it an ideal family home.

Description

A welcoming porch leads into the entrance hallway, where excellent understairs storage is complemented by two additional cupboards, one fitted for coats and housing the alarm system. A guest WC with wash hand basin and built-in cupboard is conveniently located off the hall. The spacious sitting room enjoys far-reaching countryside views and features a fireplace with inset gas fire, as well as an excellent range of built-in shelving and storage cabinetry. Folding doors open into the snug, a charming second reception space with a superb picture window that floods the room with natural light and showcases the surrounding landscape. A log burner provides warmth and character. The kitchen/dining room is well-proportioned and fitted with an extensive range of base and wall units. Appliances include two built-in Neff electric ovens and an AEG induction hob with overhead extractor, along with space for a dishwasher and fridge/freezer. This sociable space enjoys beautiful views and is perfect for family living and entertaining.





A separate utility room provides additional storage, a sink, appliance spaces for washing machine and tumble dryer, and direct access to the garden. Stairs to first floor landing provide access to loft storage. The principal bedroom is a generous double with a superb outlook across the gardens and countryside. It benefits from extensive fitted wardrobes, a store cupboard, and a stylish ensuite shower room with Mira power shower, WC, hand basin with storage beneath, and a heated towel rail. Bedroom two is another well-proportioned double with fitted wardrobes. Bedrooms three and four provide further flexible accommodation, ideal for family or guests. The family shower room is finished with a large walk-in shower with Mira power shower, WC, hand basin with storage beneath, heated towel rail, and built-in mirrored cupboard. A linen cupboard houses the hot water cylinder.

Outside

To the front, there is off-street parking for 2-3 cars, together with a garage fitted with power and light.

The rear gardens wrap around the property, offering a delightful mix of flat lawn, mature fruit trees, lavender beds, shrubs, and established planting. A greenhouse and log store are tucked neatly out of the way, while a generous terrace provides the perfect space for outdoor dining and entertaining.

General Information

Bath & North East Somerset Council.

Council Tax Band G.

Freehold tenure.

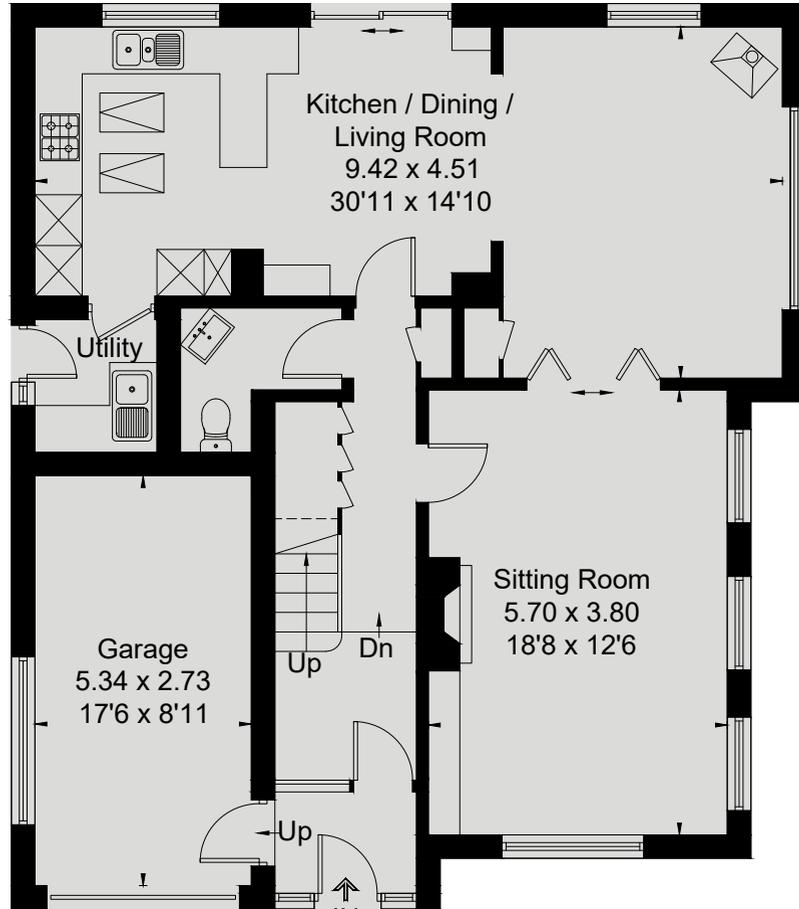
Mains services connected.



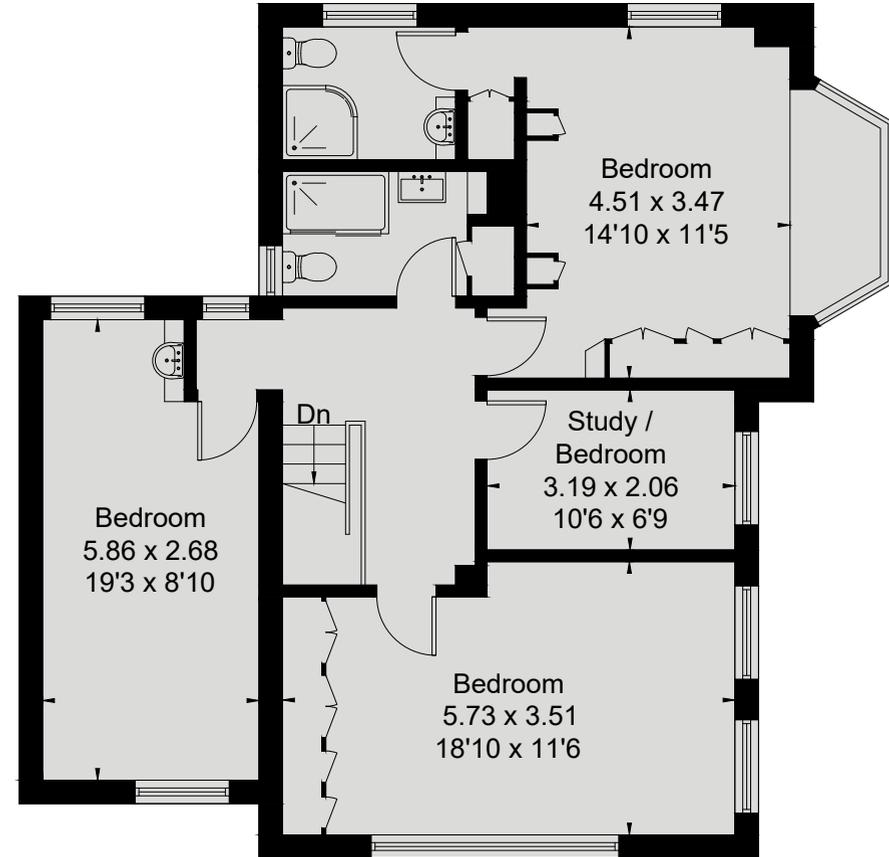
Approximate Floor Area = 164.8 sq m / 1774 sq ft
 Garage = 14.4 sq m / 155 sq ft
 Total = 179.2 sq m / 1929 sq ft



[---] = Reduced head height below 1.5m



Ground Floor



First Floor